

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

|  |  |  |                      |
|--|--|--|----------------------|
| (1) DEPARTMENT<br>Public Works   | (2) MEETING DATE<br>4/19/2016            | (3) CONTACT/PHONE<br>Armand Boutte', Development Services Division<br>(805) 781-5268   |                      |
| (4) SUBJECT<br>Request approval of Tract 2637 Phases 2 and 3, a proposed subdivision resulting in 36 lots by Jazzy Town, LLC, San Miguel that has been received and has satisfied all the conditions of approval that were established at the public hearing on the tentative map; reject the offers of dedication for Verde Place, Avenida Vista, Rio Mesa Circle and pedestrian access easement. District 1. |  |  |                      |
| (5) RECOMMENDED ACTION<br>It is recommended that the Board:<br>1. Approve Tract 2637 Phases 2 and 3, a proposed subdivision of 36 lots by Jazzy Town, LLC.<br>2. Reject the offers of dedication Verde Place, Avenida Vista, Rio Mesa Circle and pedestrian access easement as shown on the map.   |  |  |                      |
| (6) FUNDING SOURCE(S)<br>N/A   | (7) CURRENT YEAR FINANCIAL IMPACT<br>N/A | (8) ANNUAL FINANCIAL IMPACT<br>N/A   | (9) BUDGETED?<br>N/A |
| (10) AGENDA PLACEMENT<br><input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____ ) <input type="checkbox"/> Board Business (Time Est. ____ )  |  |  |                      |
| (11) EXECUTED DOCUMENTS<br><input type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input checked="" type="checkbox"/> N/A   |  |  |                      |
| (12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR)<br>N/A   |  | (13) BUDGET ADJUSTMENT REQUIRED?<br>BAR ID Number: N/A<br><input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A |                      |
| (14) LOCATION MAP<br>Attached  | (15) BUSINESS IMPACT STATEMENT?<br>No    | (16) AGENDA ITEM HISTORY<br><input checked="" type="checkbox"/> N/A    Date: _____   |                      |
| (17) ADMINISTRATIVE OFFICE REVIEW<br>David E. Grim   |  |  |                      |
| (18) SUPERVISOR DISTRICT(S)<br>District 1  |  |  |                      |

Reference:      16APR19-C-8

## County of San Luis Obispo



TO: Board of Supervisors

FROM: Public Works  
Armand Boutte', Development Services Division

VIA: Joseph Morris, Deputy County Surveyor

DATE: 4/19/2016

SUBJECT: Request approval of Tract 2637 Phases 2 and 3, a proposed subdivision resulting in 36 lots by Jazzy Town, LLC, San Miguel that has been received and has satisfied all the conditions of approval that were established at the public hearing on the tentative map; reject the offers of dedication for Verde Place, Avenida Vista, Rio Mesa Circle and pedestrian access easement. District 1.

### **RECOMMENDATION**

It is recommended that the Board:

1. Approve Tract 2637 Phases 2 and 3, a proposed subdivision of 36 lots by Jazzy Town, LLC.
2. Reject the offers of dedication Verde Place, Avenida Vista, Rio Mesa Circle and pedestrian access easement as shown on the map.

### **DISCUSSION**

The subject map has satisfied all the conditions of approval that were established in the public hearing on the tentative map. The map was processed by the County Planning Department with input from CAL Fire, County Public Works, Environmental Health, the Air Pollution Control District, and other affected county departments as well as the San Miguel Community Services District and San Miguel Advisory Council.

At the March 8, 2007 public hearing, the County Planning Commission granted tentative approval to the proposed subdivision. All proposed real property divisions are subject to a number of conditions of approval. The project owner has satisfied their conditions.

The Real Property Division Ordinance (Title 21 of the San Luis Obispo County Code) requires that when the conditions of approval have been met, and when an adequate final map that is substantially in conformance with the design of the approved tentative map has been submitted to the County Surveyor, the County Surveyor will transmit the map with his approval and certification to the County Clerk awaiting your Board's approval to file the map. Section 21.06.050 of the County Code requires your Board to approve the map if it is determined to be in conformity with the Real Property Division Ordinance and the Subdivision Map Act.

Your Board must also act on offers of dedication described on the final map. For Tract 2637, the interior streets have been offered as road right of ways, as well as pedestrian easements for portions of sidewalk outside the described right of way. It is recommended these offers be rejected until such time as all street improvements are complete at which time staff will return to your Board to accept the streets into the County Maintenance System.

### **OTHER AGENCY INVOLVEMENT/IMPACT**

The Clerk is to hold the map until your Board approves it. The Clerk also certifies the Board's approval, arranges receipt of the recording fee and after the signatures and seals have been affixed, transmits the map to the County Recorder. The County Recorder certifies and files the map as prescribed by the Subdivision Map Act.

### **FINANCIAL CONSIDERATIONS**

All costs for examination and certification of the map by the County Surveyor are paid by the project owner(s).

There are no other costs associated with this action. Future action to accept the streets of Tract 2637 will result in on-going maintenance costs.

### **RESULTS**

Approval of the recommended action will allow the subdivision map to be filed in the office of the County Recorder.

### **ATTACHMENTS**

1. Vicinity Maps

File: Tract 2637 Phases 2 & 3

Reference: 16APR19-C-8

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